

#15-57

2015plat027 – December 1st, 2015

Prepared by Richard Haugen

December 1st, 2015 –The Brookings County Planning and Zoning Commission voted to recommend approval of plat 2015plat027 at their December 1st, 2015 meeting.

Applicant/Owner: Carl Madsen, 2205 Northshore Dr, Brookings, SD 57006

Legal Description: "Plat of Madsen Gardens Second Addition, located in the South ½, Southeast ¼, Southwest ¼ of Section 21, T109N, R50W of the 5th P.M., Brookings County, South Dakota."

2015var027: Carl Madsen is platting off a 32, 474 square feet lot off of his property. The property is zoned Lake Park and is located north of the Lake Campbell public lake access. Mr. Madsen owns the land to the west and north of the proposed lot. There is a 30 feet access easement for ingress/egress and utilities on the east side of the proposed lot for access to his existing building site to the north. The land directly to the west is an 11.6 acre parcel that is in a federal conservation program. The land directly to the north is driveway, building sight and farmland. This is considered a non-lake front lot, with setbacks of 50' front, 50' rear and 8' side. There is a 33' section line ROW on the front of the lot. With the 33' Row, 50' front and 50' rear setback, a variance for the front or rear setbacks may be needed to build on the lot.



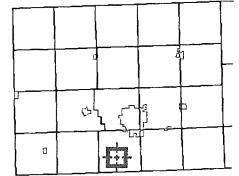
Parcel ID	129801095021305	Alternate ID	n/a	Owner Address	MADSEN, CARL ET UX
Sec/Twp/Rng	21-109-50	Class	AGC		2205 NORTHSHORE DR
Property Address	2205 NORTHSHORE DR	Acreage	23.3		BROOKINGS SD 57006
	BROOKINGS				
District	12014 - MEDARY TWP/BROOKINGS SCH/L K CAM				
Brief Tax Description	S 1/2 SE 1/4 SW 1/4 EXC MADSEN GARDEN ADDN, NE 1/4 SE 1/4 SW 1/4, E 1/2 SE 1/4 NE 1/4 SW 1/4 SEC 21-109-50				
	23.30 ACRES				



BeaconTM Brookings County, SD



Overview



Legend

- ☐ Brookings City Limits
- ☐ City Limits
- ☐ Township Boundar
- ☐ Sections
- ☐ Parcels
- ☐ Roads

Parcel ID	129801095021305	Alternate ID	n/a	Owner Address	MADSEN, CARL ET UX
Sec/Twp/Rng	21-109-50	Class	AGC		2205 NORTSHORE DR
Property Address	2205 NORTSHORE DR	Acreage	23.3		BROOKINGS SD 57006
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District	12014 - MEDARY TWP/BROOKINGS SCH/LK CAM				
Brief Tax Description	S 1/2 SE 1/4 SW 1/4 EXC MADSEN GARDEN ADDN, NE 1/4 SE 1/4 SW 1/4, E 1/2 SE 1/4 NE 1/4 SW 1/4 SEC 21-109-50				
	23.30 ACRES				
	(Note: Not to be used on legal documents)				

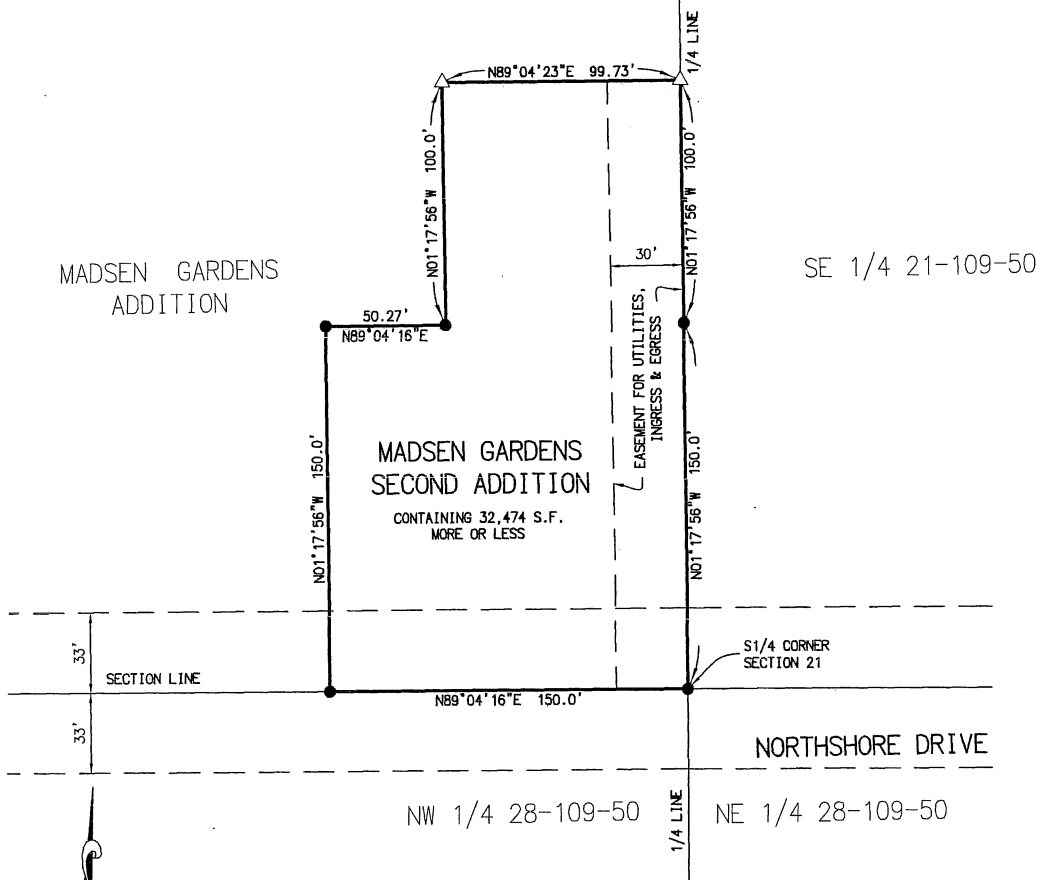
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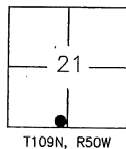
Developed by
The Schneider Corporation

PLAT OF MADSEN GARDENS SECOND ADDITION

Located in the South 1/2, Southeast 1/4, Southwest 1/4 Section 21, T109N,
R50W of the 5th P.M., Brookings County, South Dakota



SCALE: 1" = 50'
0' 50'
October 1, 2015



NOTES:

BASIS OF BEARINGS ARE ASSUMED.

THIS PLAT WAS PREPARED WITHOUT
THE BENEFIT OF A TITLE COMMITMENT.

LEGEND

- FOUND MONUMENTATION

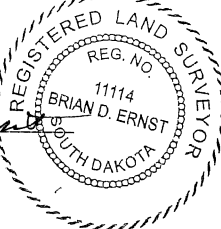
SURVEYOR'S CERTIFICATE

I, Brian D. Ernst, a Registered Land Surveyor of the State of South Dakota, did on and before the 1st day of October, 2015, at the request of the owners, survey and plat a parcel of land located in the South 1/2, Southeast 1/4, Southwest 1/4, Section 21, T109N, R50W of the 5th P.M., Brookings County, South Dakota. The portion of the parcel so platted being that shown on the accompanying plat as:

PLAT OF MADSEN GARDENS SECOND ADDITION, Located in the South 1/2, Southeast 1/4, Southwest 1/4, Section 21, T109N, R50W of the 5th P.M., Brookings County, South Dakota.

This plat correctly shows the results of this survey and each corner is marked by a pipe or monument shown. IN WITNESS WHEREOF, I have hereunto set my hand and seal this 1st day of OCTOBER, 20 15.

Brian D. Ernst
Registered Land Surveyor No. 11114



PLAT OF MADSEN GARDENS SECOND ADDITION

Located in the South 1/2, Southeast 1/4, Southwest 1/4 Section 21, T109N,
R50W of the 5th P.M., Brookings County, South Dakota

OWNER'S CERTIFICATE

This is to certify that we, Carl R. Madsen and Aileen Madsen, are the owners of the tract of land described as the South 1/2, Southeast 1/4, Southwest 1/4, Section 21, T109N, R50W of the 5th P.M., Brookings County, South Dakota and referred to in the accompanying Surveyor's Certificate, and that it is free of any encumbrance. We further certify that we requested Brian D. Ernst to plat this tract and that we hereby approve this survey and plat as: PLAT OF MADSEN GARDENS SECOND ADDITION, Located in the South 1/2, Southeast 1/4, Southwest 1/4, Section 21, T109N, R50W of the 5th P.M., Brookings County, South Dakota.

We further certify that the "Easement for Utilities, Ingress & Egress" is to be used for access to the adjacent property to the north as shown. We further certify that the development of this land shall conform to all existing applicable zoning, subdivision and erosion and sediment control regulations. IN WITNESS WHEREOF we have hereunto set our hands this 28th day of October, 2015.

Carl R. Madsen
Carl R. Madsen

Aileen Madsen
Aileen Madsen

STATE OF SOUTH DAKOTA } ss.
COUNTY OF BROOKINGS }

On this the 28th day of October, 2015, before me, Michelle Delaney, the undersigned officer, personally appeared Carl R. Madsen and Aileen Madsen, known to me or satisfactorily proven to be the persons whose names are subscribed to the within instrument and acknowledged that they executed the same for the purposes therein contained.

IN WITNESS WHEREOF I hereunto set my hand and official seal.

DATED THIS 28th DAY OF October, 2015

Michelle Delaney
Notary Public

My commission expires 02/11/2019

CERTIFICATE OF HIGHWAY AUTHORITY

I, _____ acting for _____ hereby approve access as shown on the attached plat to the abutting public highway subject to all applicable laws, ordinances and permit requirements. Any change in the location of the proposed access shall require additional approval.

Signature of Highway Authority

COUNTY PLANNING COMMISSION

The County Planning Commission of Brookings County, South Dakota, hereby recommends approval of the above plat. Dated this _____ day of _____, 20____.

Secretary of Brookings County Planning Commission

RESOLUTION BY BOARD OF COUNTY COMMISSIONERS

It was moved by _____ and seconded by _____, and the motion carried, that the plat as shown hereon and as described in the accompanying certificates of and designated as PLAT OF MADSEN GARDENS SECOND ADDITION, Located in the South 1/2, Southeast 1/4, Southwest 1/4, Section 21, T109N, R50W of the 5th P.M., Brookings County, South Dakota, be approved and accepted and the Finance Officer is hereby instructed to endorse on such plat a copy of this resolution and to certify the same.

I, _____, Finance Officer of Brookings County hereby certify that the accompanying plat was approved and accepted by the board of County Commissioners at its meeting of _____, 20____.

DIRECTOR OF EQUALIZATION

Finance Officer, Brookings County, South Dakota

I, _____, Director of Equalization, Brookings County, South Dakota, do hereby certify that a copy of the above plat has been filed at my office.

Director of Equalization, Brookings County, South Dakota

COUNTY FINANCE OFFICER

I, _____, Finance Officer of Brookings County, South Dakota, do hereby certify that all taxes which are liens upon the land shown in the above plat, as shown by the records in my office, have been paid in full.

Finance Officer, Brookings County, South Dakota

REGISTER OF DEEDS

STATE OF SOUTH DAKOTA } ss.
COUNTY OF BROOKINGS }

Filed for record this _____ day of _____, A.D. 20____, at _____ o'clock _____m., and recorded in Book _____ of Plats on page _____ therein.

Register of Deeds, Brookings County, South Dakota



FORESIGHT
LAND SURVEYORS
1311 MAIN AVE. S., BROOKINGS, SD 57006
PHONE: 605.695.6442 FAX: 605.697.3122